



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

DEVELOPMENT REVIEW TEAM TRANSMITTAL LETTER

DATE: May 14, 2014

APPLICANT: Ken Ryan

PROJECT: Rezoning request from RU-4 to RU-2 to facilitate home on non-conforming (undersized) parcel

NOTES: Applicant has 3.7-acres; 4 needed; does not qualify for Lot Development Administrative Modification

SITE LOCATION: Unaddressed parcel located along E. Ramsey Rd. in unincorporated Benson

FROM: Michael Turisk, Planning Manager (mturisk@cochise.az.gov; 520.432.9240)

COMMENTS DUE BY: May 29, 2014

**FAILURE TO SUBMIT WRITTEN COMMENTS/CONDITIONS/PERMITS BY DUE DATE WILL
RESULT IN AUTOMATIC APPROVAL FROM YOUR DEPARTMENT**

- | | |
|---|---|
| <input type="checkbox"/> 1 st Administrative Review – 10 Business Days | <input type="checkbox"/> 1 st Substantive Review – 40 Business Days Option 1 |
| <input type="checkbox"/> 2 nd Administrative Review – 10 Business Days | <input type="checkbox"/> 2 nd Substantive Review – 40 Business Days Option 1 |
| OR | |
| <input type="checkbox"/> 1 st Administrative Review – 10 Business Days | <input type="checkbox"/> 1 st Substantive Review – 40 Business Days Option 2 |
| <input type="checkbox"/> 2 nd Administrative Review – 10 Business Days | <input type="checkbox"/> 2 nd Substantive Review – 30 Business Days Option 2 |
| | <input type="checkbox"/> 3 rd Substantive Review – 20 Business Days Option 2 |

Please advise this department in writing by May 29, 2014 of any concerns your department or agency has regarding this request. This Special Use request will be considered by the Cochise County Planning and Zoning Commission at their regular meeting on June 11, 2014. Please relate specific information, which may affect this use, or any issues you want considered in our report.

Karen Lamberton, Transportation Planner Mike Izzo, Building Official Dora Flores, Permit and Customer Service Coordinator Lola Pregler, 911 Rural Addressing MSAG Coordinator Pam Hudgins, County Right of Way Benson Fire Dept. Michelle Johnson, City of Benson	TAX PARCEL #:120-02-001E TOWNSHIP: 17 RANGE: 21 SECTION: 07 CURRENT ZONING: RU-4 PROPOSED ZONING RU-2 FLOOD: Zone X, 1830, 8/28/08 GROWTH AREA: D COMP. PLAN DESIGNATION: Rural ACCESS: E. Ramsey Rd. PERMIT NO.: Z-14-06
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PLEASE FIND: Rezoning Application
 Concept Plan

cc: Richard Searle, District 3 Supervisor
 Beverly Wilson, Director, Planning, Zoning and Building Safety Division
 Liza Weissler, Chairman, Planning and Zoning Commission
 Jim Martzke, Planning and Zoning Commissioner, District 3

Carmen Miller, Planning and Zoning Commissioner, District 3
Gary Brauchla, Planning and Zoning Commissioner, District 3



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COCHISE COUNTY

APR 16 2014

PLANNING

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Development Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: Ken Ryan
2. Mailing Address: 970 E Sonora Verde Dr
Benson AZ 85602
City State Zip Code
3. Telephone Number of Applicant: 529 559-2262
4. Telephone Number of Contact Person if Different: ()
5. Email Address: Kendellgonavy@yahoo.com
6. Assessor's Tax Parcel Number: 120-02-001E (Can be obtained from your County property tax statement)
7. Applicant is (check one):
 - Sole owner: ☒
 - Joint Owner: _____ (See number 8)
 - Designated Agent of Owner: _____
 - If not one of the above, explain interest in rezoning: _____
7. If applicant is **not** sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:
 - List attached (if applicable): _____
8. If applicant is **not** sole owner, indicate which **notarized** proof of agency is attached:
 - If corporation, corporate resolution designating applicant to act as agent: _____
 - If partnership, written authorization from partner: _____
 - If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application.

19. Are there any deed restrictions or private covenants in effect for this property?

- No X Yes _____
- If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes _____ No _____
- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

Ramsey Rd

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning? None

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning? One

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		<u>X</u>
Sewer/Septic		<u>X</u>
Electricity	<u>SSJEC</u>	
Natural Gas		
Telephone	<u>Century Link</u>	
Fire Protection		

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed). The property is zoned

RU 4. The lot is 3.7 acres so we cannot
use the land. We request rezoning to RU 2
so we can place a home and shop on land.

